071.0	0001	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	809,000 / 809,000
					USE VALUE:	809,000 / 809,000
					ASSESSED:	809,000 / 809,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		BEVERLY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KILLIAN JESSICA &
Owner 2:	KILLIAN EDWARD ALEXANDER
Owner 3:	
Street 1:	74 BEVERLY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FRANCHI ALBERT V & SUSAN M -
Owner 2:	-
Street 1:	87 BEVERLY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 11,357 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Wood Shingle Exterior and 2176 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11357.000	276,500		532,500	809,000
Total Card	0.261	276,500		532,500	809,000
Total Parcel	0.261	276,500		532,500	809,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 371.78 | /Parcel: 371.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	45132
GIS Ref	
GIS Ref	
Insp Date	10/22/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 071.0-0001-0019.0

!6031!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	276,600	0	11,357.	532,500	809,100	809,100	Year End Roll	12/18/2019
2019	101	FV	235,400	0	11,357.	532,500	767,900	767,900	Year End Roll	1/3/2019
2018	101	FV	235,400	0	11,357.	456,400	691,800	691,800	Year End Roll	12/20/2017
2017	101	FV	235,400	0	11,357.	426,000	661,400	661,400	Year End Roll	1/3/2017
2016	101	FV	235,400	0	11,357.	365,100	600,500	600,500	Year End	1/4/2016
2015	101	FV	234,200	0	11,357.	327,100	561,300	561,300	Year End Roll	12/11/2014
2014	101	FV	234,200	0	11,357.	302,800	537,000	537,000	Year End Roll	12/16/2013
2013	101	FV	234,200	0	11,357.	288,700	522,900	522,900		12/13/2012

PRINT

Date	Time
12/10/20	20:50:51

LAST REV

Date	Time
04/16/19	15:41:16
apro	
6031	

USER DEFINED

Prior Id # 1:	45132
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRANCHI ALBERT	1499-16		10/28/2016		760,000	No	No		
BARR RICHARD &	1419-131		7/18/2012		560,000	No	No		
BARR ANNE T,	1414-73		4/13/2012	Convenience	10	No	No		
	468-177		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/22/2018	MEAS&NOTICE	BS	Barbara S
3/8/2017	SQ Returned	EMK	Ellen K
3/4/2009	Meas/Inspect	163	PATRIOT
10/26/2000	Hearing Chag	153	PATRIOT
11/18/1999	Inspected	267	PATRIOT
11/2/1999	Mailer Sent		
10/12/1999	Measured	267	PATRIOT
7/29/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11357		Sq. Ft.	Site		0	70.	0.67	4									532,500						532,500	

Total AC/HA: 0.26072 | Total SF/SM: 11357 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 532,500 | Spl Credit | Total: 532,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.98734993
Adj $ / SQ:	126.628
Other Features:	77000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	400670
Depreciation:	124208
Depreciated Total:	276462

COMMENTS

SCUTTLE HOLE 1/2 BATH IN BSMT.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 2				Baths: 1		HB 1		

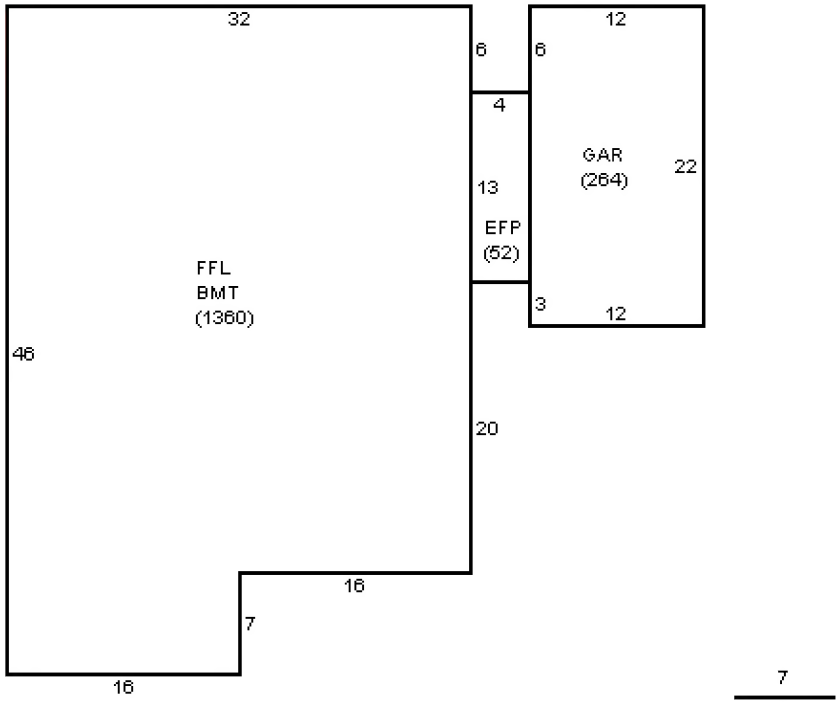
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,360	52.800	71,813
FFL	First Floor	1,360	126.630	172,214
GAR	Garage	264	24.160	6,378
EFP	Enclos Porch	52	71.680	3,727
Net Sketched Area:		3,036	Total:	254,132
Size Ad	1360	Gross Are	3036	FinArea 2176

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	153.22
Special Features:	0	Val/Su Net:	91.07
Final Total:	276500	Val/Su SzAd	203.31

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X6	A	AV	1990	0.00	T	23.2	101						

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

071.0-0001-0019.0

IMAGE

AssessPro Patriot Properties, Inc